

Uptown Community Plan Update



Uptown Planners Meeting
SEPTEMBER 2012



Development Services Department

Existing Project Densities

Constructed or Approved Within the Uptown Community

The following slides depict development projects within the community and their associated residential densities.

DENSITY

Residential density is dwelling units per acre. It is determined by dividing the number of dwelling units (DU's) by the total area of a project site in acres (AC):

$$\frac{\text{Number of Dwelling Units (DU's)}}{\text{Site Area (AC)}} = \text{DU/AC}$$

Building materials, Floor Area Ratio, building height, setbacks, design guidelines, etc. are other factors that will influence how a development project will look.



3rd Avenue/Redwood Street

13 DU/AC

7 dwelling units

0.55 acres

2 stories



1068 Lincoln Avenue

29 DU/AC

7 dwelling units

0.23 acres

(includes 2-story building to the rear)

2 stories



4703 Park Boulevard

29 DU/AC

4 dwelling units

0.14 acres

2 stories



Brant Street/Juniper Street

33 DU/AC

4 dwelling units

0.12 acres

4 stories



3753 Herbert Street

33 DU/AC

3 dwelling units

0.09 acres

4 stories



1540 Robinson Avenue

36 DU/AC

4 dwelling units

0.11 acres

4 stories



4039 Brant Street

40 DU/AC

20 dwelling units

0.50 acres

2 stories



4638 North Avenue

42 DU/AC

10 dwelling units

0.24 acres

1 story





Front view (Washington St/Falcon St)



Rear view (Falcon St/Fort Stockton Dr)

Mission Hills Commons

42 DU/AC

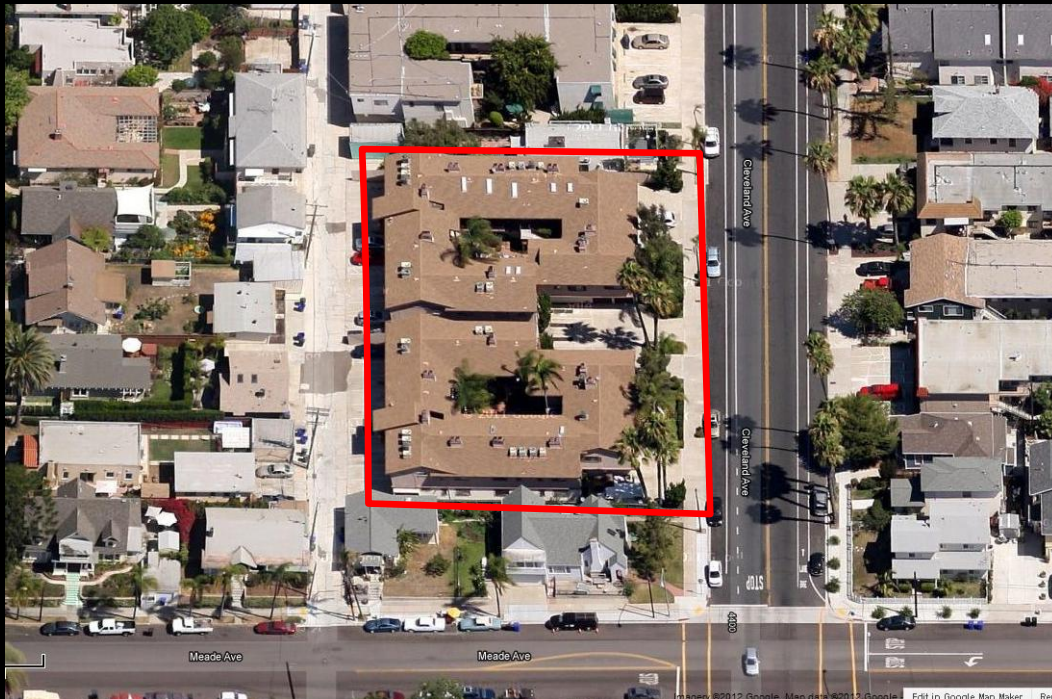
58 dwelling units

1.38 acres

3 and 4 stories

Notes: Project info updated 10/22/13

Encinitas, San Diego, California, United States



4420 Cleveland Avenue

44 DU/AC

28 dwelling units

0.64 acres

2 stories



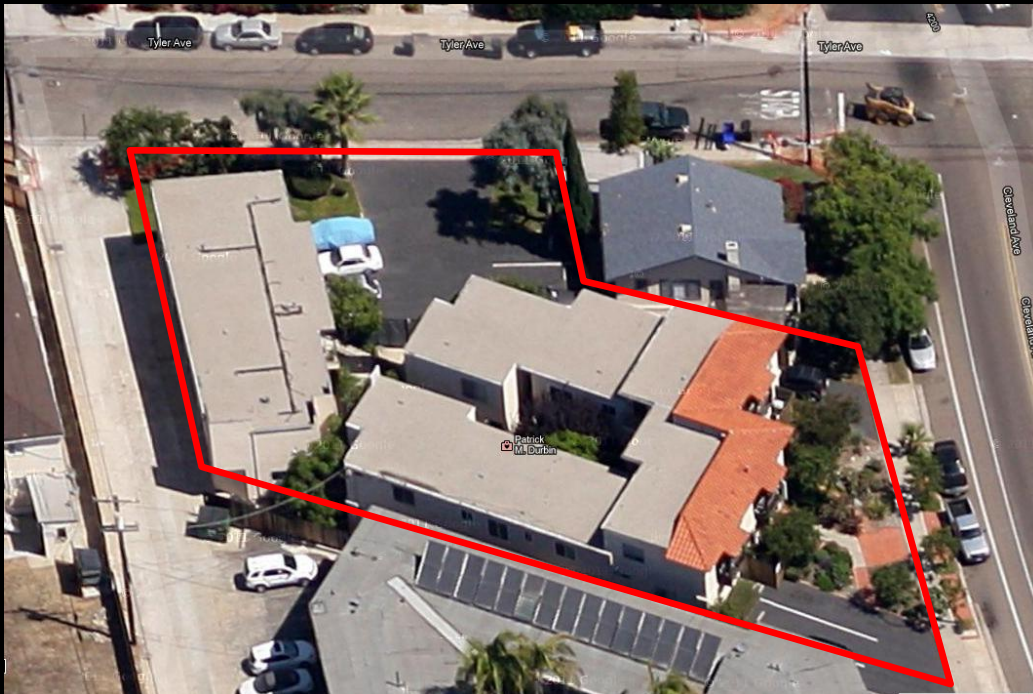
4180 Cleveland Avenue

44 DU/AC

15 dwelling units

0.34 acres

2 stories





4578 Park Boulevard

44 DU/AC

7 dwelling units

0.16 acres

2 stories



312 Brookes Avenue

44 DU/AC

4 dwelling units

0.09 acres

2 stories



One Mission

52 DU/AC

61 dwelling units

1.17 acres

5 stories



Centre Street Lofts

55 DU/AC

22 dwelling units

0.40 acres

3 stories



Cairo

58 DU/AC

18 dwelling units

0.31 acres

4 stories



Mi Arbolito

58 DU/AC

14 dwelling units

0.24 acres

14 stories



Merrill Gardens

61 DU/AC

84 dwelling units

1.38 acres

5 stories



Hester-Solomon Building

63 DU/AC

31 dwelling units

0.49 acres

4 stories



St. Paul's Cathedral Mixed-Use (Approved)

63 DU/AC

110 dwelling units

1.76 acres

13 and 17 stories

Nutmeg Site

98 DU/AC

45 dwelling units

0.46 acres

Olive Site

171 DU/AC

65 dwelling units

0.38 acres



First and Robinson

64 DU/AC

25 dwelling units

0.39 acres

4 stories



Park Laurel

70 DU/AC

94 dwelling units

1.34 acres

14 stories



Deca

73 DU/AC

37 dwelling units

0.51 acres

6 stories



Park Equity Mixed-use
(Approved)

90 DU/AC

75 dwelling units

0.83 acres

13 stories



Le Moderne Apartments

90 DU/AC

18 dwelling units

0.20 acres

2 stories



Alicante

92 DU/AC

95 dwelling units

1.03 acres

15 stories



Del Prado 666 Upas

92 DU/AC

66 dwelling units

0.72 acres

17 stories



Atlas Hillcrest

94 DU/AC

145 dwelling units

1.55 acres

(Does not include single and 2-story building in the foreground)

6 stories



The Egyptian

100 DU/AC

80 dwelling units

0.80 acres

6 stories



5th and Thorn (Approved)

108 DU/AC

100 dwelling units

0.93 acres

15 stories



Laurel Bay

109 DU/AC

150 dwelling units

1.38 acres

5 stories



Park at Sixth (under construction)

109 DU/AC

37 dwelling units

0.34 acres

6 stories